

December 7, 2015

The monthly meeting of the Keedysville Town Council was called to order at 7:00pm with the following members present: Mayor Matt Hull, Assistant Mayor Barry Levey, Council Members Victoria Gudeman, Gina Ellis and Ken Lord and Town Administrator Rick Bishop.

Minutes from November, 2015 were read and approved.

General Fund Report was \$357,970.53

Mayor Hull noted the listed announcements.

Matt Powell from Dan Ryan Builders (DRB) was present to discuss a proposed conceptual agreement for the Stonecrest development. Mr. Powell said that he has received approval for the conceptual plan from Washington County and will be seeking approval from the Keedysville Planning and Zoning Commission at their regular meeting on December 14. He said the final step for moving forward was to obtain the Mayor and Council's approval. Mr. Lord noted a number of concerns regarding the proposal. The first was the amount of funds held in escrow from the previous developer that were to be turned over to DRB. Mayor Hull clarified that the agreement had that figure at the original \$75,000. The interest would remain with the Town. His second point was that there should be no blasting during construction, as that violates a Town ordinance. Thirdly, he noted that before the Mayor and Council could give final approval to the project, it would need to have approval from the Planning and Zoning Commission. Mr. Powell noted that currently he was only seeking approval of the concept so that he could move forward with final design. He realized that final engineered plans would need to be approved by the Planning and Zoning Commission, before approval could be granted by the Mayor and Council. Next Mr. Lord noted a concern with a clause that allowed DRB to transfer the project to another developer. Mr. Powell said that clause was in the agreement to allow DRB to assign the project to a subsidiary of DRB. Lastly, Mr. Lord noted a concern the Mayor and Council had regarding the retaining wall that was along the gravel road that adjoins the property. Mr. Powell said that DRB had had a third party engineering firm investigate the wall and they had provided a report stating that the wall was adequate. Mayor Hull asked for DRB to provide a copy of that report to the Town. Mr. Powell said that the changes to the Storm Water Management (SWM) ponds had received conceptual approval from Washington County. Mr. Powell said that a test of the water line had located the known leak in the line. Mr. Powell assured the Mayor and Council that he and DRB would stand behind any assignment of the project to a subsidiary contractor. Mayor Hull asked if the design of the retaining wall at the back SWM pond had been changed. Mr. Powell said that the design and the wall had been deemed adequate and would not change. Mr. Powell said that the outflow of the front pond is directed in two different directions, one towards Mr. Levey's property and the other towards Dogstreet Rd. He said both overflows were at the same altitude. He said that the outflow towards Dogstreet Rd. would be changed so that it would be directed to a sump inlet and if a "monster" storm were to happen the excess would trickle out and down alongside Dogstreet Rd., as it currently does. He said that DRB is hoping to start construction of homes in the spring of 2016. He said the homes would cost approximately \$235,000 and be approximately 2500 square feet. He said he was hoping to sell and construct all of the homes within two years. The proposed concept was agreed to by both the Mayor and Council and Dan Ryan Builders. Mr. Powell would prepare the conceptual agreement document and provide it to the Town.

Ms. Gudeman noted the last Main Street task force meeting and that there was still one concern about parking. She and the Council also discussed the option of pedestrian lighting offered by SHA. Ms. Gudeman said she would contact Potomac Edison for their input. She also noted the public meeting SHA is having January 12 at the Keedysville Community Center. She stressed that it was an informational meeting, not a public hearing.

Ms. Ellis asked if some signs noting the surveillance cameras could be posted in the park. Four would be ordered.

Meeting adjourned at 8:03p.m.

Submitted,
Richard Bishop
Town Administrator